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2 Defendants JPMorgan Chase Bank, N.A., separately, and its capacity as acquirer of certain  
3 assets and liabilities of Washington Mutual Bank, F.A. ("WAMU") through the FDIC, acting as  
4 receiver ("Chase") and California Reconveyance Company ("CRC") (collectively, "Defendants"),  
5 by and through their counsel, and Plaintiff Benjamin Rios, in proper person, hereby stipulate and  
6 agree as follows:  
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8 1. The within Complaint shall be dismissed with prejudice as against each of the  
9 Defendants, with the parties to bear their own attorneys' fees and costs of suit, and JPMorgan and  
10 CRC (and their respective affiliates, predecessors, successors, and assigns) shall be released and  
11 discharged from all claims that are herein alleged, or could have been alleged, by the Plaintiff.

12 2. Nothing in this Order, or the relief granted herein, shall be construed or deemed to  
13 alter, affect, limit, waive, or restrict the rights of JPMorgan or CRC (or any of their affiliates,  
14 predecessors, successors, and assigns) relating to the property that is the subject of this action  
15 (5705 Winnemucca Ranch Road, Reno, Nevada 89510) and/or any mortgage, security interest, or  
16 foreclosure relating to said property.


17 3. The Notice of Lis Pendens (Instrument Number 4018496) that Plaintiff caused to  
18 be recorded on or about June 30, 2011, against the subject property, shall be cancelled and  
19 expunged from the records of the Washoe County, Nevada Recorder ("Recorder"), and shall be of  
20 no force or effect whatsoever; and this Order may be recorded with the Recorder forthwith.

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4. Inasmuch as this action is being dismissed with prejudice as against all named defendants, this lawsuit is hereby CLOSED and all pending motions and other matters herein are hereby VACATED. The parties advise the Court that no trial date has been set in this matter.

DATED this 12 day of <sup>April</sup>~~March~~, 2012

SMITH LARSEN & WIXOM

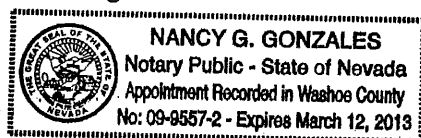
  
 Kent F. Larsen, Esq., NBN 3463  
 Joseph T. Prete, Esq., NBN 9654  
 1935 Village Center Circle  
 Las Vegas, Nevada 89134  
 Attorneys for Defendants  
 JPMorgan Chase Bank, N.A. separately  
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 assets and liabilities of WAMU, through  
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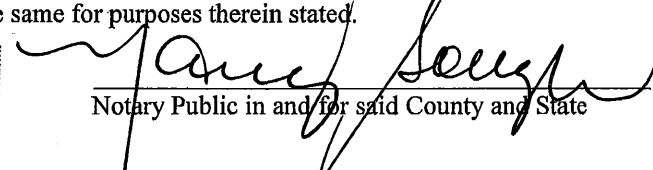
DATED this \_\_\_\_ day of March, 2012

Benjamin Rios  
 Benjamin Rios  
 5705 Winnemucca Ranch Road  
 Reno, Nevada 89510  
 lopez.georgina@yahoo.com  
 Plaintiff in proper person

STATE OF NEVADA ) ss.  
 COUNTY OF WASHOE )

On this 11TH day of APRIL, 2012, before me, a Notary Public in and for said County and State, personally appeared Benjamin Rios, personally known (or proved) to me to be the person who executed the above instrument, and acknowledged to me that he executed the same for purposes therein stated.



  
 Notary Public in and for said County and State

**IT IS SO ORDERED:**

DATED this 16th day of April, 2012.

  
 LARRY R. HICKS  
 UNITED STATES DISTRICT JUDGE